

**Planning and Zoning Commission Meeting
Minutes**

September 4, 2024

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on September 4, 2024 at 300 Plaza Circle, Mundelein. Chair Roswick called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

Chair Roswick led the Pledge of Allegiance.

ATTENDANCE

Chair Roswick took the roll call. It indicated as follows:

Board Attendance

PRESENT: K. Anderson, J. Holden, S. Petti, T. Roswick, S. Schneckloth, K. Teehan

ABSENT: K. Garesche

Village Attendance

C. Malec, Senior Planner, I. Guadarrama, Senior Planner, J. Marvin, Associate Planner, and E. Swanson, Recording Secretary

MINUTES APPROVAL

Approve the Planning and Zoning Commission Regular meeting minutes from June 19, 2024

Motion to Approve the Planning and Zoning Commission Meeting Minutes of June 19, 2024.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Sophia Schneckloth
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

Chair Roswick opened the floor to public commentary.

There was no public commentary.

OLD BUSINESS

There was no old business

NEW BUSINESS

PUBLIC HEARING - PZC-08-2024 - 300 Townline Road - Advantage Material Handling

Open Public Hearing

Motion to Open Public Hearing PZC-08-2024

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Kevin Anderson
SECONDER:	Commissioner Steven Petti
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

I. Guadarrama reviewed the attached PowerPoint presentation and gave a detailed history of the property. The petitioner is requesting both a Special Use and a Variation. The special use is in relation to moving their business from the current location (900 Tower Road) to the subject property (300 Townline Road). The heavy retail rental of the business is a special use in the C-4 district. The parking variance is due to the current zoning regulations for a heavy retail rental business that would require 3 parking spaces per 1000sq feet. 100 spaces would be required based on this calculation and there are currently 38 parking spaces available on the subject property.

Petitioner(s) Sworn In

Scott Burkhalter of Advantage Material Handling was sworn in. Mr. Burkhalter spoke of the history of the business and the progression of the retail sales and service side of the business. Mr. Burkhalter also spoke of the projected layout of the new location for new customers.

Jeff Gilbert of Advantage Material Handling was sworn in. Mr. Gilbert discussed the growth of the retail, wholesale, and rental of the business. Mr. Gilbert also discussed some of the local businesses they currently assist and desire to help local customers.

Chair Roswick addressed current violations on the property as well as the conditions presented for approval.

S. Petti raised questions about whether the building would accommodate further growth. Petitioner does not anticipate outgrowing the space.

K. Anderson questioned the storage building and the need for customer parking. Petitioner stated there would be no need for customers to enter the storage warehouse. All items for sale would be located in the showroom space. Petitioner discussed that most customer visits are by appointment, so parking needs has not been an issue in the past.

S. Scheckloth raised questions on forklift test driving and where that would be done. Petitioner stated there would be space in the showroom to accommodate test driving select forklifts.

T. Roswick asked staff about the zoning code calculation for parking requirements for retail sales locations. C. Malec stated that it is mostly based on traditional retail sales locations and was not written with large warehouse components in mind.

Open the Floor to Public Commentary

Chair Roswick opened the floor to public commentary.

Close the Floor to Public Commentary

There were no public comments. Chair Roswick closed the floor to public commentary.

Commission Discussion

J. Holden discussed whether there was a need for a traffic study and potential issues with delivery of forklifts and materials. C. Malec stated that engineering had reviewed the plans and there were no comments received on concerns about traffic.

Motion to recommend Approval of a Special Use pursuant to Section 20.32.020, Table 20.32-1 of the Municipal Code, to operate a Heavy Retail, Retail and Service Facility at 300 Townline Road, Mundelein, Illinois including the following conditions and the Findings of Fact as written.

1. For as long as the retailer is operational, the applicant shall maintain a valid business registration with the Village.
2. There shall be no storage of vehicles, equipment, or materials unrelated to the business on the property.
3. No other entities or businesses, whether on-site or off-site shall utilize either building for business or storage purposes other than the applicant.

4. No vehicles or equipment associated with the business shall be stored or displayed outside where they are visible from any public right-of-way.
5. Vehicle and equipment repair, enhancements, and maintenance shall take place within the confines of the buildings. No repair of vehicles or equipment is permitted outdoors.
6. A building permit shall be obtained for any new signage or enhancements to the property.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Kevin Anderson
SECONDER:	Commissioner Jennifer Holden
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

Motion to recommend Approval of a variation to Table 20.56-1 of Section 20.56.130 to permit a reduction in the required number of parking spaces for a Heavy Retail, Rental, and Service Facility at 300 Townline Road, Mundelein, Illinois with the Findings of Fact as presented.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Steven Petti
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

Close Public Hearing

Motion to Close Public Hearing PZC-08-2024

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Steven Petti
SECONDER:	Commissioner Kevin Anderson
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

PUBLIC HEARING - PZC-10-2024 - 1355-1375 Wilhelm Road - Variation

Open Public Hearing

Motion to Open Public Hearing PZC-10-2024

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Kevin Anderson
SECONDER:	Commissioner Sophia Schneckloth
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

J. Marvin reviewed the attached PowerPoint presentation and gave a detailed history of the property. The property is a multi-tenant building and is zoned M-1. The petitioner's business, Ground Up Baseball, is considered an Art Studio use and requires special use in a manufacturing zoning district. J. Marvin also discussed questions and concerns brought up by members of the public, as well as comments from the building department in regard to fencing being in disrepair.

Petitioner(s) Sworn In

Owen Florian, Property Owner, was sworn in and gave a detailed history of the property and current tenants. Mr. Florian also addressed concerns about the fencing being in disrepair.

Danielle Ridenar, Ground Up Baseball, was sworn in and gave a detailed history on the business and the need for youth Sports facilities in the area. Ms. Ridenar also gave information on the technology and data that will be utilized for player training.

J. Holden inquired about the hours of operation. Ms. Ridenar stated operating hours are anticipated to be 3PM–9PM during school week and 10 AM–8PM during the weekend.

K. Anderson inquired about if there would be any spectator events at the facility that would require the need for additional parking. Ms. Ridenar stated that it will only be training at this location - no spectator events, and no outdoor use.

Chair Roswick inquired about any increase in traffic and noise at the facility. Ms. Ridenar stated that most kids carpool, so an increase in traffic would be minimal, and the training will happen indoors so it will not have an increase in noise at the facility.

Danny Kostas was sworn in and provided the history on the basketball training business.

Chair Roswick inquired about the hours of operation. Mr. Kostas stated that the anticipated hours of operation would be 3:30 PM–9:00 PM during the school week and 10AM–7PM on the weekends. Mr. Kostas also stated that this will be a drop-off training facility and there should be no significant increase in traffic, parking, or noise.

Open the Floor to Public Commentary

Chair Roswick opened the floor to public commentary.

Close the Floor to Public Commentary

The commission reviewed the email public commentary that staff received. There were no public comments at the meeting. Chair Roswick closed the floor to public commentary.

Commission Discussion

S. Petti discussed the need for more sports facilities in the area.

S. Schneckloth asked the petitioners if there was a plan for drop-off zones for safe and convenient in and outs for parents dropping off children. Mr. Florian addressed the current flow with some of the other businesses in the building.

J. Holden discussed the different hours and lighting of the building and if that would be an issue with the nearby residents.

Motion to recommend Approval of a variation to Table 20.40-1 of Section 20.40.020 to permit a baseball training facility and other future arts studio uses in the M-1 General Manufacturing Zoning District at 1355-1375 Wilhelm Road, with the condition that no business activities can be conducted outside the building, and including the Findings of Fact as presented.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Kevin Anderson
SECONDER:	Commissioner Sophia Schneckloth
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

Close Public Hearing

Motion to Close Public Hearing PZC-10-2024

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Sophia Schneckloth
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

PZC-13-2024 - Springs at Mundelein - Preliminary Plat and Final Plat

Colleen gave a brief history of the project known as the Springs at Mundelein. The project was originally brought forth in 2022 by MZ Capital. The project has since been transferred to Continental Homes. The new plans are substantially the same with very few minor changes. The plat has now been brought forth for approval, including consolidating the plat and adding in easements as needed. All lots created are legal lots and conform to zoning requirements.

K. Anderson inquired about the history of the project and the landscape plan. He brought up concerns about the sparse trees that meet code requirements. C. Malec stated that the project and landscaping has already been approved, and the plat is the only item that is needing review. Continental bought the approved plans from MZ Capital.

Motion to recommend Approval of the Preliminary Plat of Subdivision of the Springs at Mundelein.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Sophia Schneckloth
SECONDER:	Commissioner Jennifer Holden
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

Motion to recommend Approval of the Final Plat of Subdivision of the Springs at Mundelein.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Sophia Schneckloth
SECONDER:	Commissioner Jennifer Holden
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

QUESTIONS AND COMMENTS

No Questions and Comments.

ADJOURNMENT

Motion to Adjourn the Regular Planning and Zoning Commission Meeting of September 4, 2024

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Steven Petti
SECONDER:	Commissioner Kevin Anderson
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

The Regular Planning and Zoning Commission Meeting adjourned at 8:34 PM.



Village Hall

Sign-In Sheet

PHONE/EMAIL

Village Staff Overview: 300 Townline Road

PZC-08-2024
September 4, 2024

300 Townline Road

Petitioner: Advantage Material Handling

Property Owner: J. Fox Enterprises

Current Zoning: C-4 Shopping Center

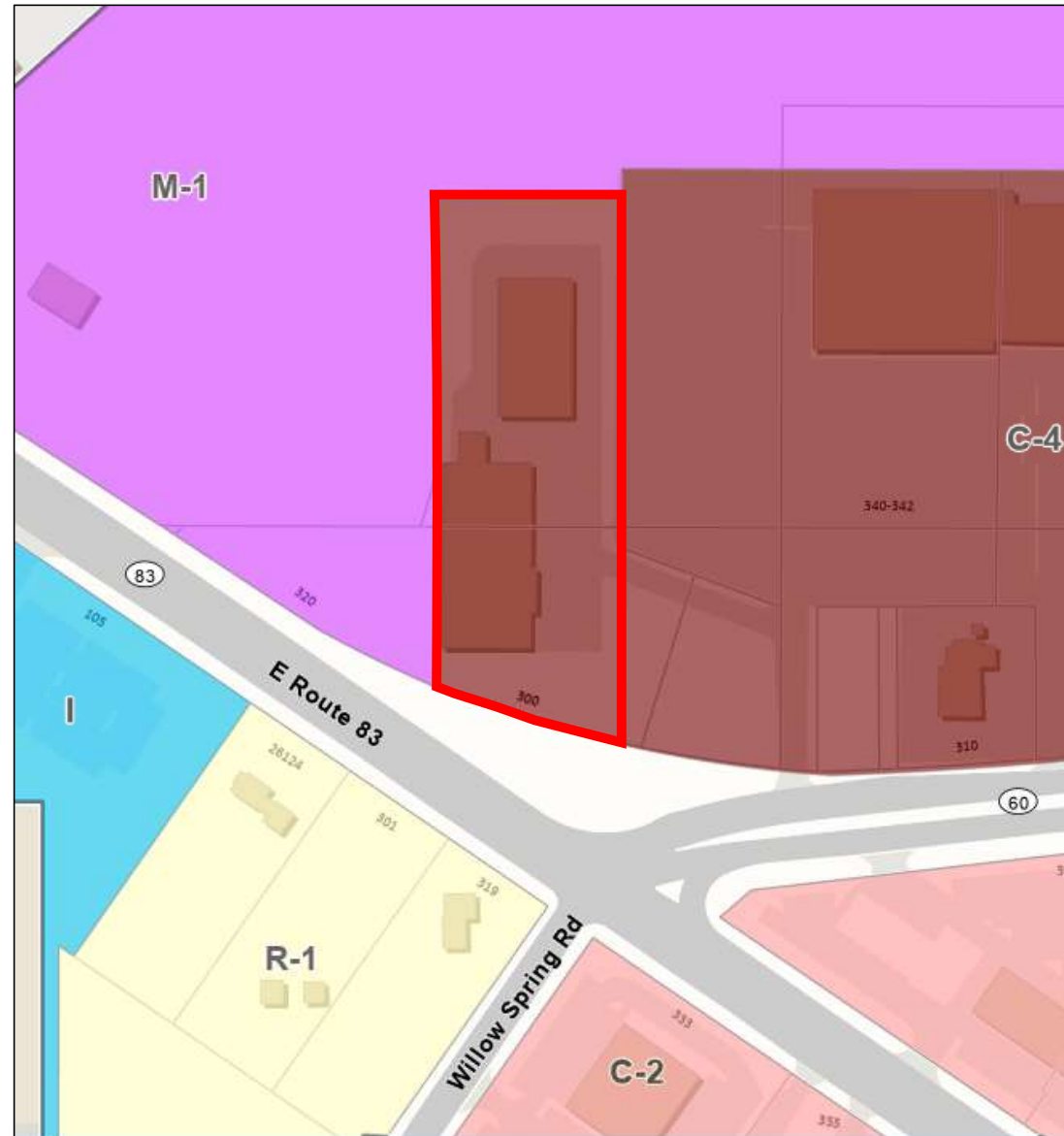
Current Use: Baseball Training Facility

Proposed Use: Forklift Retailer

Applications submitted for a Special Use and Parking Variance

Location Map

- North: M-1, General Manufacturing (Bridge Point Mundelein)
- South: R-1, Single-Family Residential, and C-2, General Commercial (Professional Services)
- East: C-4, Shopping Center (Nikko's, and Salvation Army)
- West: M-1, General Manufacturing (Parking lot to Bridge Point Mundelein)



Background

- Former Century Tile
- Lake County Lightning with indoor storage yard
- 21,460-square-foot principal building
- 12,000-square-foot garage/warehouse

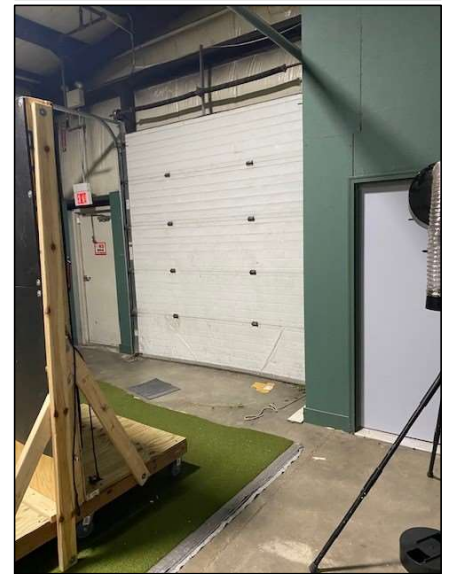
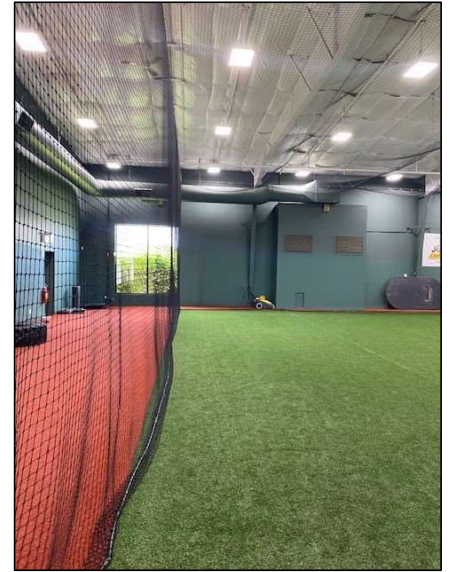




Main Building

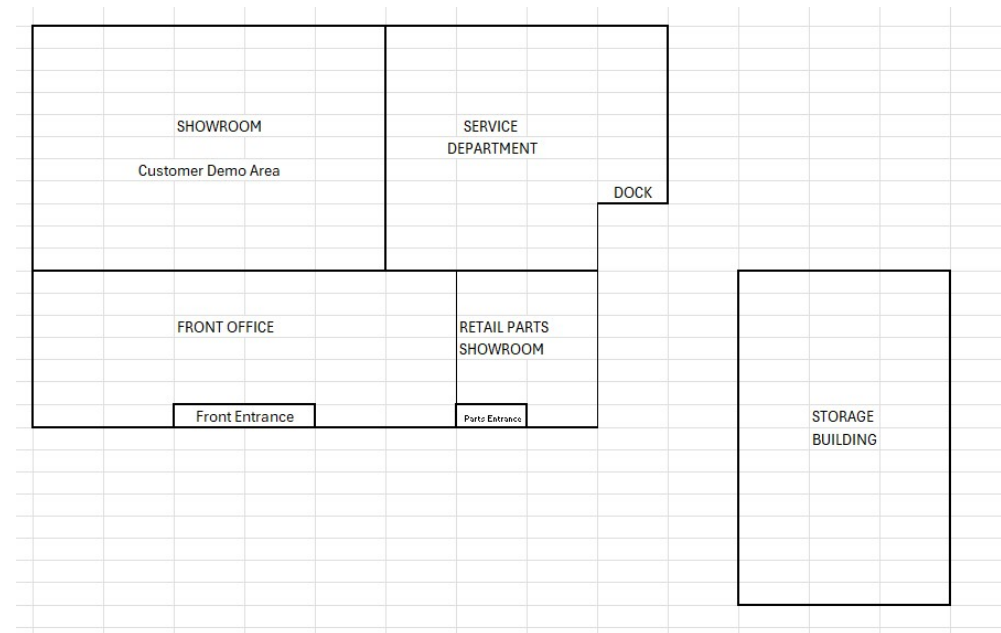


Garage



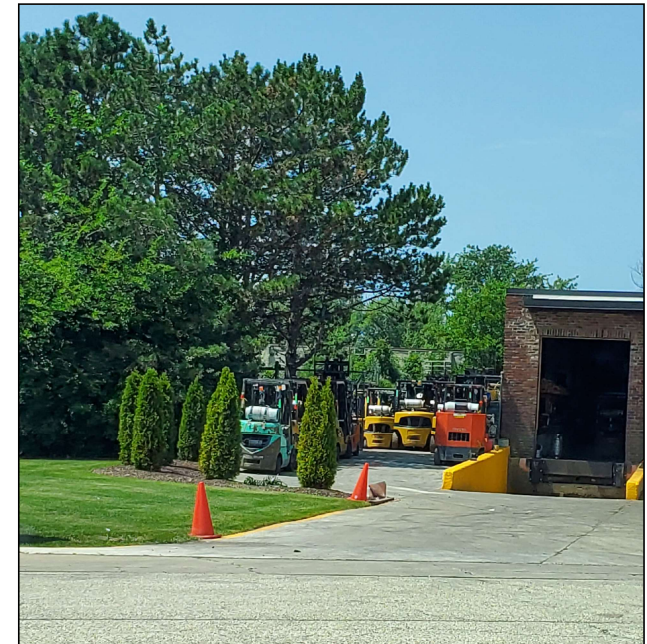
Special Use Permit Request

- Requesting approval to open a forklift retail business at the subject property, which is intended to benefit from traffic exposure from IL Route 60 and 83. Their operation will specialize in the rental, resale, service, and maintenance of forklifts, with the goal of becoming a manufacturer in the future.
- Heavy Retail, Rental and Service is conditional in the C-4 Shopping Center Zoning District



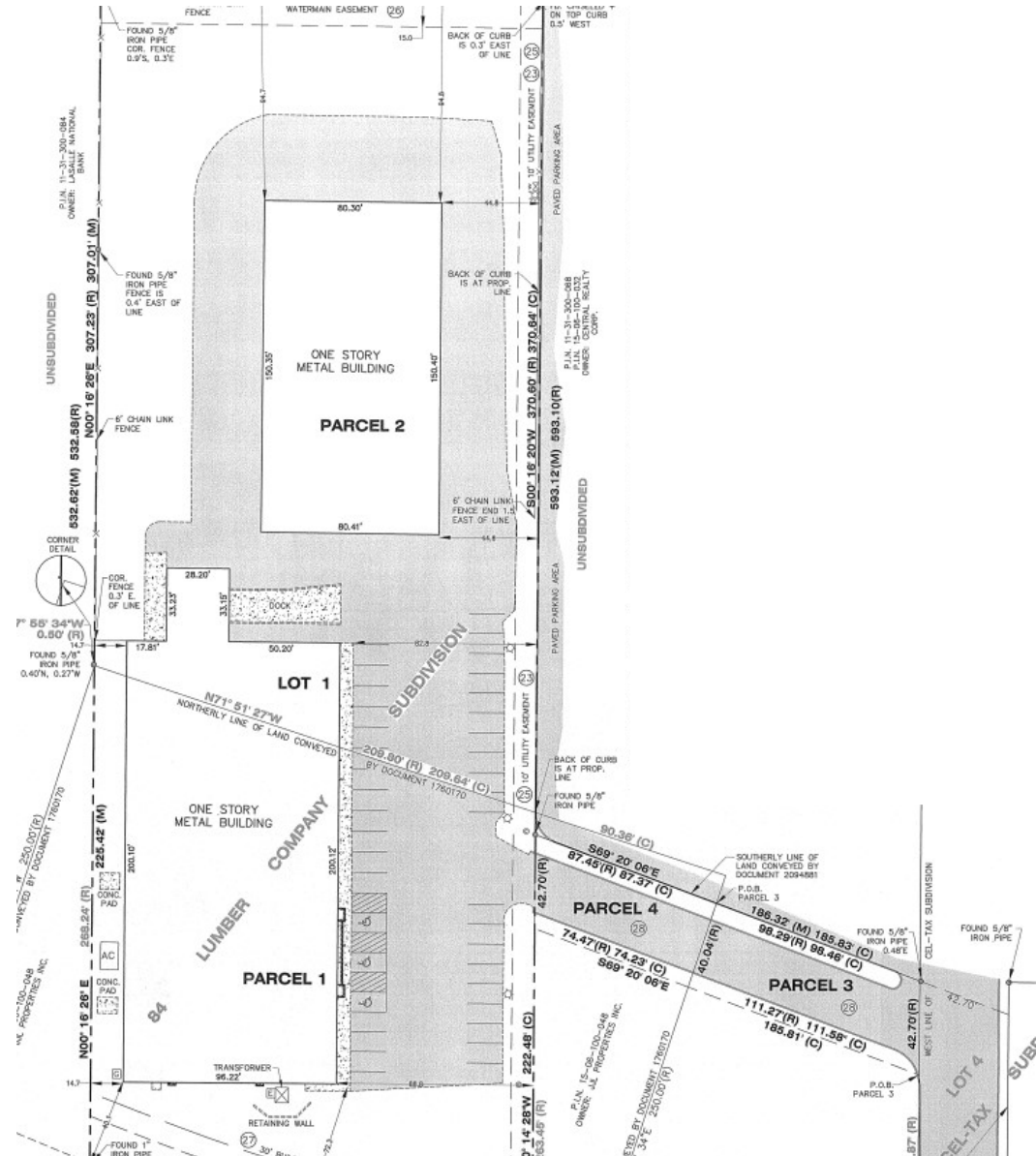
Department Comments

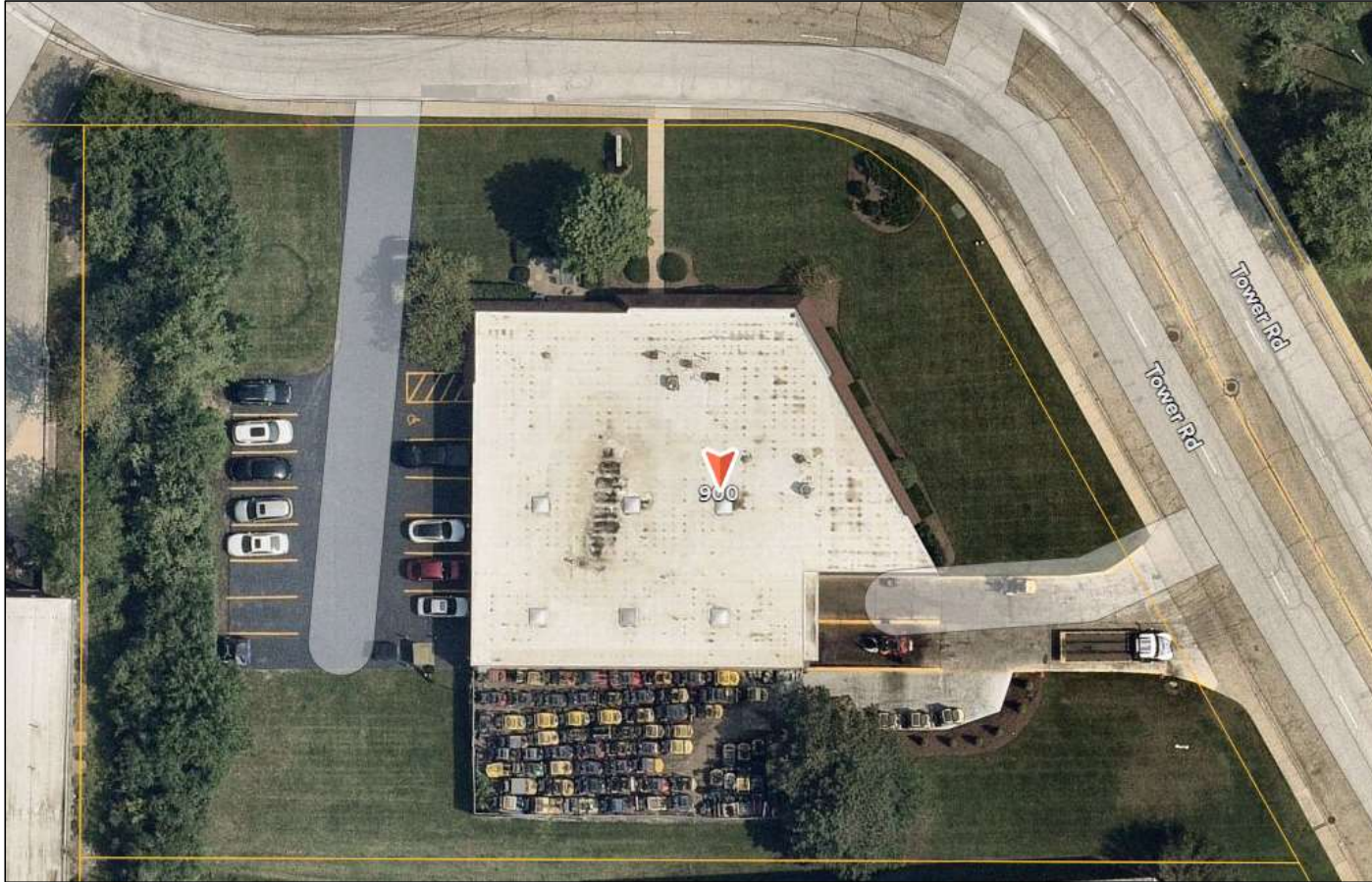
Their current location at 900 Tower Road had several violations related to outdoor storage, parking on grass, and work done without permits.



Variation Request

- Requesting a variation from Table 20.56-1 of Section 20.56.130 to permit a reduction in the number of required parking spaces for Heavy Retail, Rental, and Service use.
- The Zoning Ordinance requires a minimum of 3 parking spaces per 1,000 square feet of Gross Floor Area
- Requires 100 spaces, currently has 38 parking spaces

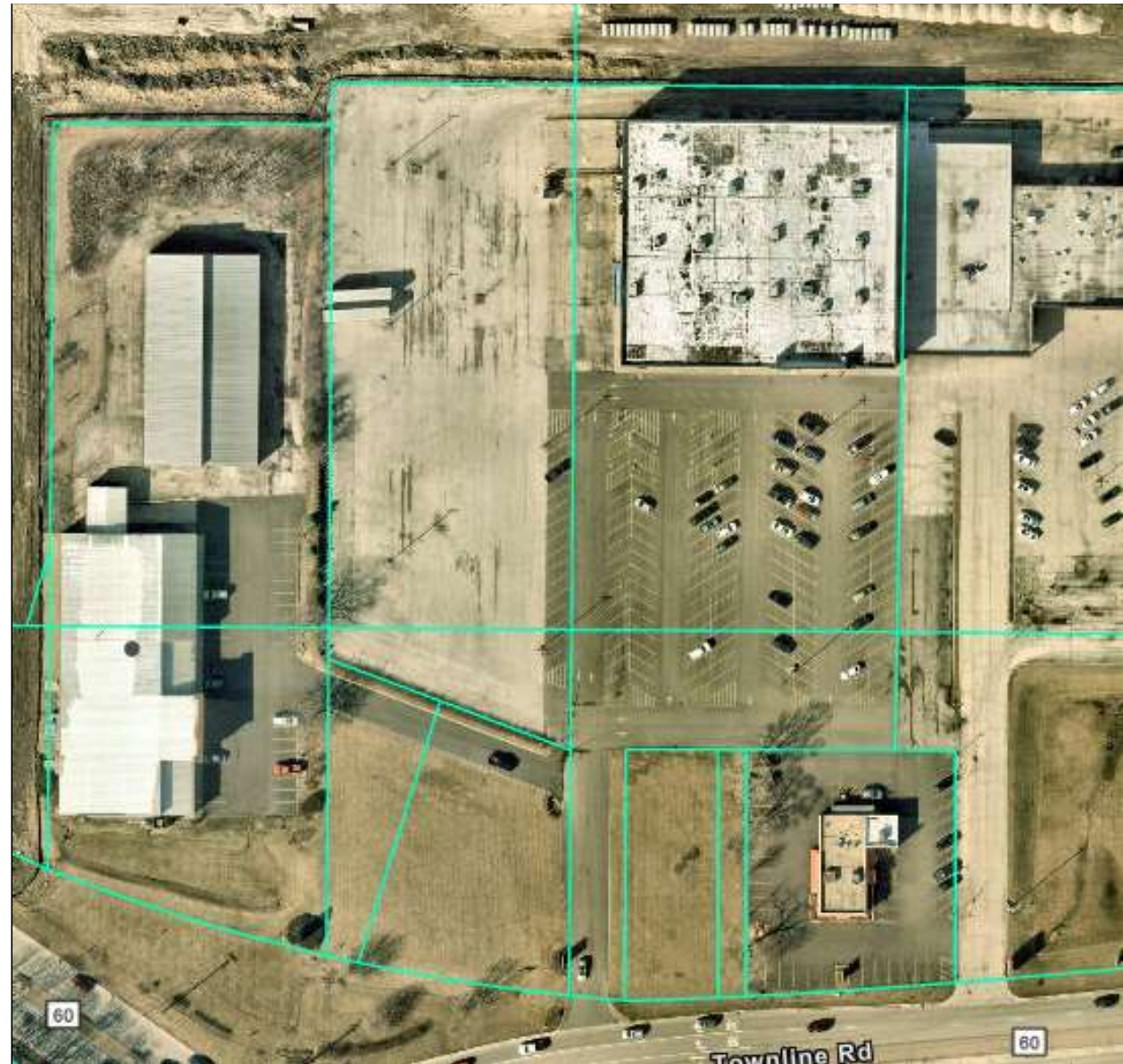




The current location at 900 Tower Road has 13 parking spaces.

Analysis

- The existing buildings were constructed to function as retail and storage facilities.
- The property is adjacent to a commercial strip with an abundance of unused parking spaces. Has the potential to lease some parking.



Recommendation

If the Planning and Zoning Commission chooses to recommend approval, the following conditions are recommended:

- For as long as the retailer is operational, the applicant shall maintain a valid business registration with the Village.
- There shall be no storage of vehicles, equipment, or materials unrelated to the business on this property.
- No other entities or businesses, whether on-site or off-site, shall utilize either building for business or storage purposes other than the applicant.
- No vehicles or equipment associated with the business shall be stored or displayed outside where they are visible from any public right-of-way.
- Vehicle and equipment repair, enhancements, and maintenance shall take place within the confines of the buildings. No repair of vehicles or equipment is permitted outdoors.
- A building permit shall be obtained for any new signage or enhancements to the property.
- Manufacturing of vehicles and equipment is not currently a permitted use in the C-4 zoning district. The Petitioner shall contact the Village for guidance on any future business expansion.

FINDINGS OF FACT – SPECIAL USE PERMIT

1. Special Use – Heavy Retail, Rental, and Service in the C-4 (Shopping Center) District

CASE NUMBER	PZC-08-2024
PUBLIC HEARING DATE	September 4, 2024
MOTION	<u>Motion</u> by K. Anderson seconded by J. Holden to recommend approval of a Special Use Permit for heavy retail, rental and service on the property located at 300 Townline Road pursuant to Section 20.32.020, Table 20.32-1 of the Zoning Ordinance with conditions.
On September 4, 2024, the Planning and Zoning Commission voted 6 - 0 for approval of a Special Use Permit for heavy retail, rental and service on the property located at 300 Townline Road pursuant to Section 20.32.020, Table 20.32-1 of the Zoning Ordinance with conditions.	
<i>If applying for a rezoning, special use, major variation and/or planned unit development, the application for a Certificate of Compliance will be referred to the Planning & Zoning Commission and scheduled for the same public hearing as the application for rezoning, special use, major variation, and/or planned unit development. The Planning & Zoning Commission will submit a written report of its findings as to whether the proposed development is in compliance with the Appearance Code to the Village Board of Trustees. The Village Board of Trustees will consider the report within 60 days after it is submitted by the Planning & Zoning Commission to approve, approve with conditions, or deny the request.</i>	
1. The establishment, maintenance, and operation of the special use in the specific location proposed will not endanger the public health, safety, or general welfare of any portion of the community.	
The Commission finds that the establishment, maintenance, and operation of the special use in the specific location will not endanger the public health, safety, or general welfare of any portion of the community. The proposed use repurposes a vacant commercial property, will be maintained to code, and utilizes existing access points where traffic can safely navigate without congestion.	
2. The proposed special use is compatible with adjacent properties and other property within the immediate vicinity of the special use.	
The Commission finds that the proposed special use is compatible with adjacent properties. The property is adjacent to an auto-oriented commercial shopping center, an office and manufacturing campus, and open space. The residential properties located to the south are sufficiently buffered from the proposed use by the Route 60/83 right of way and the existing landscaping on the subject property.	
3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and the Village land use policies.	
The Commission finds that the special use at this location is consistent with the spirit and intent of the Ordinance and the Village land use policies. The Comprehensive Plan designates this area for small- and mid-sized auto-oriented retail: a designation in which this use is appropriate.	
4. The special use conforms to the applicable regulations of the zoning district in which it is to be located.	
The Commission finds that the special use conforms to all other applicable regulations of the zoning district in which it is to be located.	

FINDINGS OF FACT – VARIATION

2. Variation – Required Parking Spaces for Heavy Retail, Rental, and Service Use

CASE NUMBER	PZC-08-2024
PUBLIC HEARING DATE	September 4, 2024
VARIATION	Variation from Table 20.56-1 of Section 20.56.130 to permit a reduction in the number of required parking spaces for Heavy Retail, Rental, and Service use in the C-4 Shopping Center zoning district.
MOTION	Motion by J. Holden seconded by K. Anderson to recommend approval of a variation to Table 20.56-1 of Section 20.56.130 to permit a reduction in the number of required parking spaces for Heavy Retail, Rental, and Service use in the C-4 Shopping Center zoning district at 300 Townline Road.
On September 4, 2024, the Planning and Zoning Commission voted 6-0 for approval of a variation to Table 20.56-1 of Section 20.56.130 to permit a reduction in the number of required parking spaces for Heavy Retail, Rental, and Service use in the C-4 Shopping Center zoning district at 300 Townline Road.	
<i>No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning & Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:</i>	
1. The strict application of the terms of this Ordinance will result in undue hardship;	
The strict application of the terms of this Ordinance would result in undue hardship for the Petitioner, as the property in question is existing and built as a low intensity commercial space. Subject Property is adjacent to a shopping center with extra parking spaces for the active commercial users. The strict application of the Ordinance would require the unit to remain vacant, until a permitted use with required number of parking spaces goes into the space.	
2. The plight of the owner is due to unique circumstances;	
The property is subject to unique circumstances, as the Zoning Ordinance does not anticipate for all unique uses and is due to factors outside of the control of the Petitioner and property owner. Despite the current number of parking spaces, all the past uses have not experienced parking issues. The Petitioner's low intensity use has managed to use less than the 13 parking spaces in their current location at 900 Tower Road.	
3. The variation, if granted, will not alter the essential character of the locality;	
The variation will not alter the essential character of the locality, as the use is consistent with the retail and service-oriented nature of other businesses found in the surrounding shopping center and the Townline Road area. This building has been occupied by commercial users in the past, including a tile, flooring, and carpet retailer.	
<i>The Zoning Administrator, Planning & Zoning Commission, and Village Board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate.</i>	
1. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship or difficulty to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.	
The shape and size of the specific Subject Property and surrounding area impose a hardship on the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations is to be carried out. The strict application of the Zoning Ordinance would ultimately cause this property to remove greenery to accommodate parking or remain vacant until a use with the required parking spaces available comes in, despite the previous commercial uses operating out of the same building.	
2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	
The alleged difficulty has not been created by the Petitioner or property owner, the previous tenants required parking spaces for areas accessible by the public, requiring less parking spaces than that required by the Heavy Retail, Rental, and Service uses where the number of parking spaces is based on the total floor square footage of both buildings.	
3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.	
The variation will not be detrimental to the public welfare, as it will increase occupancy and foot traffic to an existing commercial area.	
4. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.	

The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.

5. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.

The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies, as the Comprehensive Plan's Future Land Use Plan envisions the Subject Property for Auto-Oriented Small-to Mid-size retail and this is considered a small retail with heavy equipment.

6. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

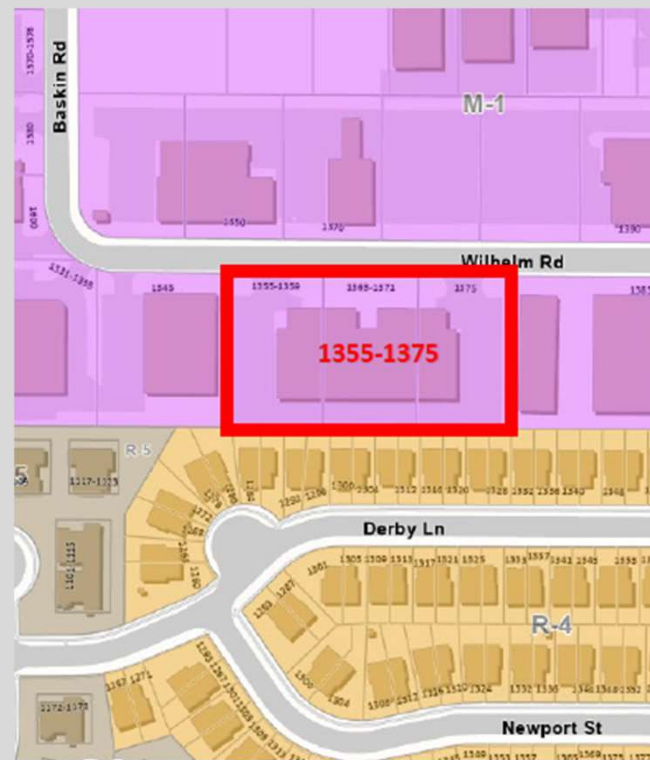
The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.



Village Staff Overview: PZC-10-2024

1355-1375 Wilhelm Road - September 4, 2024

Location Map: 1355-1375 Wilhelm Road

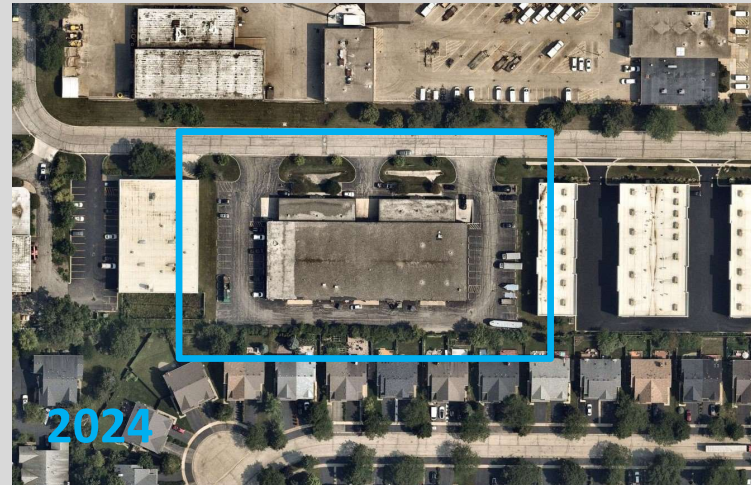
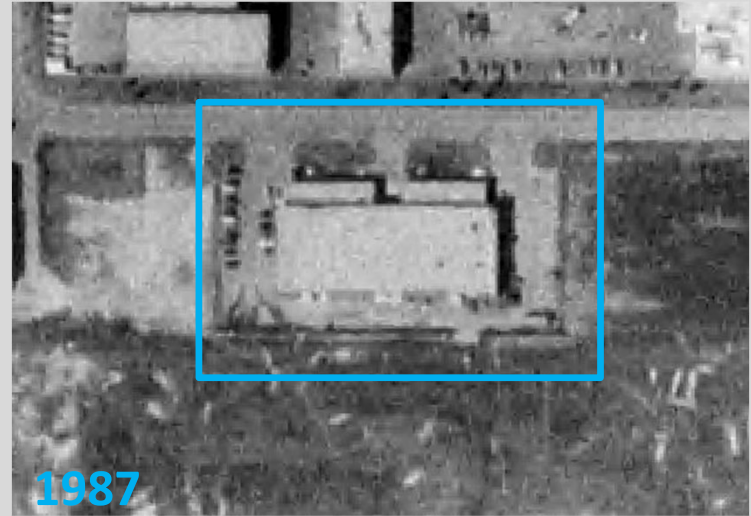


Aerial



History

- The building at 1355-1375 Wilhelm Road was constructed in 1987 (outlined in blue).
- Multi-tenant building:
 - Audio Supply Inc.
 - DBC Fulfillment Center Inc.
 - Windy City Deli Provisions
- Justin Litovsky, owner of Ground Up Baseball, applied for a business registration. Staff denied the business registration because the art studio use is **not permitted** within the **M-1 Zoning District**.



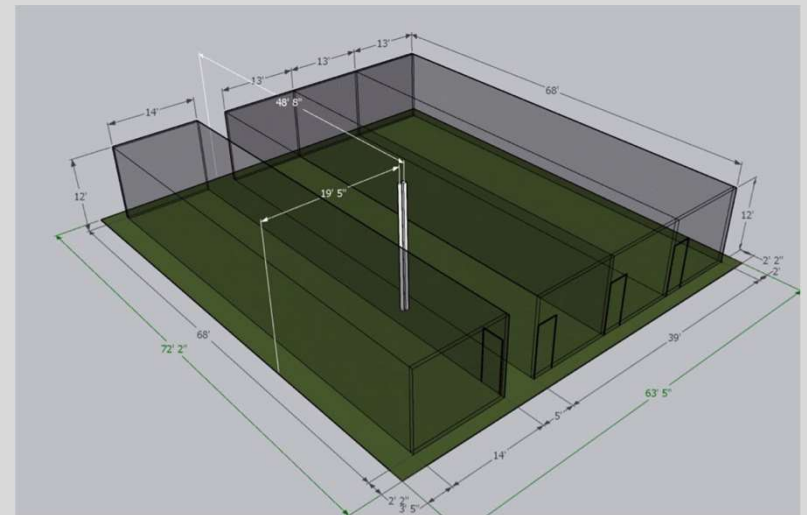
Ground Up Baseball and Other Arts Studio Uses

Petitioner: Property Owner (insert taxpayer name)

Proposed Tenant: Ground Up Baseball

- Ground Up Baseball is a training facility that offers hit track technology, indoor batting cages, pitching mounds, training rooms, and viewing areas.
- Categorized as an Arts Studio:
 - Arts studio use is categorized as an establishment where an art, type of exercise, or activity is taught or studied, such as dance, martial arts, gymnastics, or yoga. A baseball training facility would be classified as an arts studio use since it is a type of activity taught and studied at the subject property.

The property owner is petitioning for not only the currently proposed tenant, but also all future arts studio uses in his building (so future arts studio uses do not need to independently seek variations).



Variation Request

- To permit a baseball training facility and other future arts studio uses in the M-1 General Manufacturing Zoning District.

Zoning Ordinance Table 20.40-1 of Section 20.40.020

An arts studio use is **not permitted** within M-1 General Manufacturing Zoning District.

- **Spectator sports facilities** open to the public are categorized differently as an indoor amusement facility which is **not permitted** in the M-1 General Manufacturing Zoning District.











Public Comments

- Two residents, both from the neighborhood south of the subject property, stated concerns regarding:
 - Increased Traffic and Parking Issues;
 - Noise Levels;
 - Property Values;
 - Outdoor Activities; and
 - Child Safety.

Staff note: The two-family residential neighborhood was constructed in 1995 after the 1355-1375 Wilhelm Road building was constructed. The residential neighborhood and the subject property's industrial park have separate access points on Butterfield Road and are not connected to each other.

Comprehensive Plan

- The Comprehensive Plan contains an objective to ensure that designed industrial areas are prioritized for appropriate industrial and businesses uses and prevent the encroachment of incompatible development and uses that may weaken the industrial/business functionality of these areas.
- While staff supports the use variation, we acknowledge that the Comprehensive Plan mentions prioritizing the permitted and special uses within the General Manufacturing Zoning District. The character of this particular industrial area has changed over the years to contain more non-industrial uses, such as former Barn XO's showroom, Bark University, and Big Door Garage Condominiums.

Land Use

- The General Manufacturing (M-1) Zoning District is the more intensive of the two manufacturing zoning districts.
 - M-1 permits heavier industrial uses such as Major Recycling Facilities.
- The Manufacturing Mixed Use (M-MU) is a transitional in nature and allows quasi-commercial uses that the M-1 district does not.
 - M-MU permits uses such as Arts Studios, Indoor Amusement Facilities, Pet Day Care, Motor Vehicle Dealerships, Shooting Ranges, etc.

Land Use

- Business in the M-1 weren't seen as a safe space for uses that bring in the public as customers, who will need to park, walk, and otherwise interact with the neighborhood.
- RISE Dispensary, Bark University, and the Big Door Garage Condominiums have changed the dynamic of this particular industrial park.

James R Wilbat Glass Studio

854 Tower Road

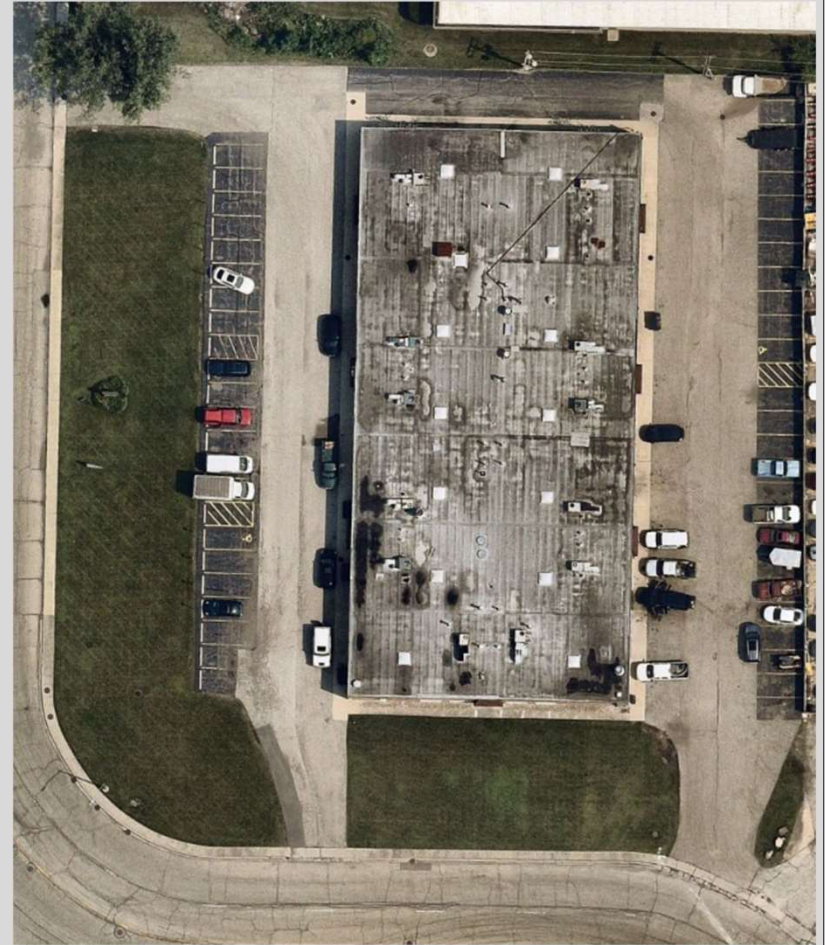
Use: Arts Studio

(Not Permitted -Grandfathered In)



Peter Patterson Glass Work Inc.

888 Tower Road Unit D and E
Use: Arts Studio
(Not Permitted/Grandfathered In)



Padel Haus

939 Tower Road

Use: Indoor Amusement
Facility

(Permitted - Special Use Permit)



The Gym Spot (Now Closed)

915 Tower Road

Use: Art Studio

(Not Permitted - Grandfathered In)



Standards for Granting a Variation

No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning and Zoning Commission and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:

- a. The strict application of the terms of this Ordinance will result in undue hardship.
- b. The plight of the owner is due to unique circumstances.
- c. The variation, if granted, will not alter the essential character of the locality.

The Zoning Administrator, Planning and Zoning Commission and Village Board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate:

- a. The particular physical surroundings, shape or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
- b. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.
- c. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.
- d. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety or impair property values within the neighborhood.
- e. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.
- f. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

parking:

- 1355 Wilhelm Rd: 6,000 SF/ use: Warehousing
parking Required: 12 Spots
- 1359 Wilhelm Rd: 5,440 SF/ use: Light Manufacturing
parking Required: 4 Spots
- 1363 Wilhelm Rd: 5,440 SF/ use: Light Manufacturing
parking Required: 4 Spots
- 1367 Wilhelm Rd: 6,000 SF/ use: Warehousing
parking Required: 12 Spots
- 1371 Wilhelm Rd: 5,440 SF/ use: proposed Arts Studio
parking Required: 12 Spots
- 1375 Wilhelm Rd: 5,440 SF/ use: proposed Arts Studio
parking Required: 12 Spots

Total Spots required: 56 Spots

Currently have:

Regular parking Spots: 64

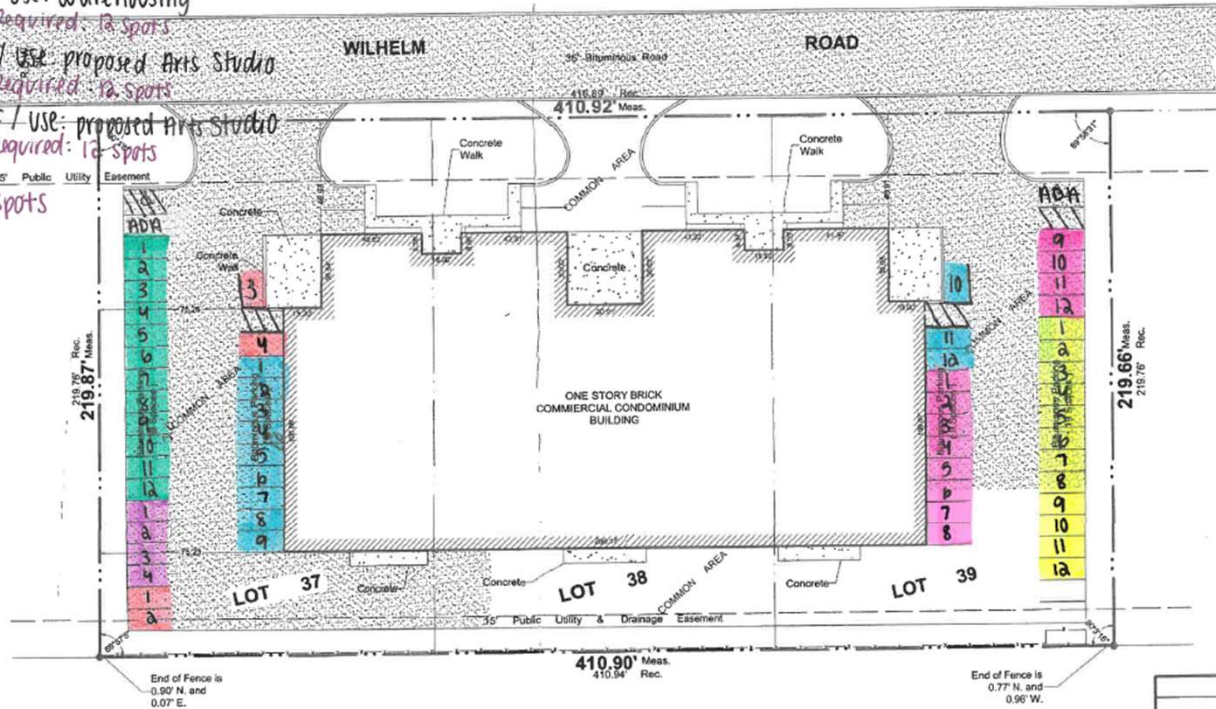
ADA parking spots: 3

Total: 67 Spots

PLAT OF SURVEY

1355 - 1375 WILHELM CONDOMINIUM MUNDELEIN, ILLINOIS.

LOTS 37, 38 AND 39 IN BUTTERFIELD "60" UNIT 3-A, A RESUBDIVISION OF PART OF BUTTERFIELD "60" UNIT 3, BEING A SUBDIVISION IN SECTION 5, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD "PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1985 AS DOCUMENT 2365850, IN LAKE COUNTY, ILLINOIS.
1355 - 1375 WILHELM ROAD, MUNDELEIN, ILLINOIS



SYMBOL	DESCRIPTION
1	EXISTING WALL
2	PROPOSED WALL
3	EXISTING CONCRETE
4	PROPOSED CONCRETE
5	EXISTING DRIVE
6	PROPOSED DRIVE
7	EXISTING DRIVE
8	PROPOSED DRIVE
9	EXISTING DRIVE
10	PROPOSED DRIVE
11	EXISTING DRIVE
12	PROPOSED DRIVE



STATE OF ILLINOIS
JULY 1, 1985
RECORDED
1355 - 1375 WILHELM CONDOMINIUM
MUNDELEIN, ILLINOIS
1355 - 1375 WILHELM ROAD, MUNDELEIN, ILLINOIS

1. THE PLAT OF SURVEY SHOWS LOT 37, 38 AND 39, BEING A SUBDIVISION OF PART OF BUTTERFIELD "60" UNIT 3, BEING A SUBDIVISION IN SECTION 5, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD "PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1985 AS DOCUMENT 2365850, IN LAKE COUNTY, ILLINOIS.
2. THE PLAT OF SURVEY SHOWS LOT 37, 38 AND 39, BEING A SUBDIVISION OF PART OF BUTTERFIELD "60" UNIT 3, BEING A SUBDIVISION IN SECTION 5, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD "PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1985 AS DOCUMENT 2365850, IN LAKE COUNTY, ILLINOIS.
3. THE PLAT OF SURVEY SHOWS LOT 37, 38 AND 39, BEING A SUBDIVISION OF PART OF BUTTERFIELD "60" UNIT 3, BEING A SUBDIVISION IN SECTION 5, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD "PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1985 AS DOCUMENT 2365850, IN LAKE COUNTY, ILLINOIS.

PLAT OF SURVEY			
BARRINGTON ENGINEERING CONSULTANTS, LTD. 215 S. NORTHWEST HWY. - SUITE 228 - BARRINGTON, ILL. 60010 PHONE: (847) 382-6157 FAX: (847) 382-6300 TELETYPE: (847) 382-6300			
DRAWN BY: DMJ/PJD	PROJECT NO: 988-0	SHEET	OF
CHECKED BY: KSL	S.F.A: 643-11	1	2
BOOK/PAGE: 136-43.00	SCALE: 1" = 20'	DATE OF FIELD WORK: 3-4-83	
CLIENT: John Young, ARB.			

FINDINGS OF FACT – VARIATION

CASE NUMBER	PZC-10-2024
PUBLIC HEARING DATE	September 4, 2024
VARIATION	A variation from Table 20.40-1 of Section 20.40.020 to permit a baseball training facility and other future arts studio uses in the M-1 General Manufacturing Zoning District.
DRAFT MOTION	Motion by K. Anderson, second by S. Schneckloth to approve the Findings of Fact as published for PZC-10-2024 relating to a variation to Table 20.40-1 of Section 20.40.020 to permit a baseball training facility and other future arts studio uses in the M-1 General Manufacturing Zoning District.
On September 4, 2024, the Planning and Zoning Commission voted 6 - 0 for approval of a use variation to Table 20.40-1 of Section 20.40.020 to permit a baseball training facility and other future arts studio uses in the M-1 General Manufacturing Zoning District with the condition that no business activities can be operated outside of the building.	
<i>No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning & Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:</i>	
1. The strict application of the terms of this Ordinance will result in undue hardship;	
The strict application of the Zoning Ordinance would create an undue hardship for the petitioner because existing art studios and similar businesses, such as art studios and an indoor amusement facility with a Special Use Permit, operate in the General Manufacturing (M-1) Zoning District.	
2. The plight of the owner is due to unique circumstances;	
The plight of the owner is due to unique circumstances since the non-industrial uses have changed the dynamic of this particular industrial park allowing customers to park, walk, and interact with the neighborhood.	
3. The variation, if granted, will not alter the essential character of the locality;	
The variation will not alter the essential character of the locality, as a non-industrial business is consistent with similar uses found within the General Manufacturing (M-1) Zoning District.	
<i>The Zoning Administrator, Planning & Zoning Commission, and Village Board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate.</i>	
1. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship or difficulty to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.	
The Commission finds that the particular surroundings, shape or topographical conditions of the specific property involved are not relevant to the request.	
2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	
The Commission finds that the petitioner has not created this hardship because of the uniqueness of this particular industrial park, allowing for more non-industrial uses, which has changed the dynamic of this industrial park.	
3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.	
The Commission finds that the granting of the requested variation will not be detrimental to the public welfare in which the property is located.	
4. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.	
The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.	
5. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.	
The Commission finds that the proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policy. Existing art studios and similar businesses, such as art studios and an indoor amusement facility with a Special Use Permit, operate in the General Manufacturing (M-1) Zoning District.	
6. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.	

It is unclear whether the value of the property in question will or will not be substantially reduced as there are number of other permitted uses in the General Manufacturing (M-1) Zoning District.